

### 2.1.1 Zoning Districts

- A. The following zoning district classifications are hereby created for all of Jefferson County, Kentucky.

- R-R Rural Residential District
- R-E Residential Estate District
- R-1 Residential Single Family District
- R-2 Residential Single Family District
- R-3 Residential Single Family District
- R-4 Residential Single Family District
- R-5 Residential Single Family District
- U-N Urban Neighborhood District
- R-5A Residential Multi-Family District
- R-5B Residential Two-Family District
- R-6 Residential Multi-Family District
- R-7 Residential Multi-Family District
- R-8A Residential Multi-Family District
- OR Office/Residential District
- OR-1 Office/Residential District
- OR-2 Office/Residential District
- OR-3 Office/Residential District
- OTF Office/Tourist Facility
- C-N Neighborhood Commercial District
- C-R Commercial/Residential District
- C-1 Commercial District
- C-2 Commercial District
- C-3 Commercial District
- CM Commercial Manufacturing
- EZ-1 Enterprise Zone District
- M-1 Industrial District
- M-2 Industrial District
- M-3 Industrial District
- PRO Planned Research/Office Center District
- PEC Planned Employment Center District
- DRO Development Review Overlay
- W-1 Waterfront District
- W-2 Waterfront District
- W-3 Waterfront District
- WRO Waterfront Development Review Overlay District
- PDD Planned Development District
- PVD Planned Village Development District
- PTD Planned Transit Development District
- PRD Planned Residential Development District
- TNZZ Traditional Neighborhood Zoning District

- B. The boundaries of the various districts are as shown on the Zoning District Map for all of Jefferson County, Kentucky, certified copies of which are available in the office of the Commission.

- C. All territory which may hereafter be annexed to an incorporated area shall continue to be subject to the zoning district regulations applicable thereto prior to the time of annexation.

### 2.1.2 Boundaries Of Districts

- A. A zoning district letter-number combination shown on the Zoning District Map indicates that the regulations pertaining to the zoning district so designated extends throughout the whole area bounded by the zoning district boundary lines, except as otherwise provided by this section.
- B. Where uncertainty exists with respect to the boundaries of the various districts on the Zoning District Map, the following rules shall apply:
  1. In cases where a boundary line is shown within a street, alley or stream, it shall be deemed to be in the center of the street, alley or stream, and if the actual location of such street, alley or stream varies slightly from the location as shown on the Zoning District Map, then the actual location shall control;
  2. In cases where a boundary line is shown adjoining or coincident with a railroad or public utility right-of-way or easement, it shall be deemed to be in the center of the railroad or public utility right-of-way or easement;
  3. Where the Zoning District Map shows a district boundary line as approximately coterminous with a property line or lot line, then the district boundary line shall be said property line or lot line;
  4. Where the public street or alley is officially vacated or abandoned the district boundary of the abutting property shall extend to the center line of such vacated or abandoned street or alley. If a portion of a public street or alley is abandoned, the district boundary of the abutting property shall be extended to include said portion; and
  5. Where any private right-of-way or easement of any railroad, canal, transportation or public utility company is vacated or abandoned, the district boundary of the abutting property shall extend to the center line of such vacated or abandoned property.

### 2.1.3 The Use Of Land And Buildings:

- A. Land Use and Agricultural Purposes - No land may be used except for a purpose permitted in the district in which it is located. Land which is used solely for agricultural purposes shall be subject to land use regulations adopted pursuant to KRS Chapter 100 only to the extent authorized by KRS 100.203 (4).

**B. Building Uses and Location:**

1. No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used for any purpose except a use permitted in the district in which the building is located;
2. Every building hereafter erected or structurally altered shall be located on a lot or tract as herein defined, and in no case shall there be more than one main building on one lot except group houses, multi-family residential buildings, religious complexes (sanctuaries/houses of worship, having ancillary structures such as activity buildings, residences for church personnel), commercial, office and industrial buildings;
3. No mobile home shall be occupied or used for any residential purpose except when parked in a mobile home park, or when located on a lot of not less than five acres and used for agricultural purposes. Not more than one automobile trailer or mobile home shall be sold, displayed or stored on any property unless approved as a conditional use in **Chapter 4 Part 2**. No other building or structure shall be attached to a mobile home.

**C. Dwelling Unit Ratio:**

When there is a mixture of residential uses and other uses in a building, the number of dwelling units to be allowed shall be determined in the following manner:

1. The maximum floor area allowed for a building or buildings at that location will be determined by multiplying the area of the lot by the floor area ratio for the district;
2. Determine the floor area proposed for non-residential use and subtract this quantity from the figure obtained in step (a);
3. Determine the percentage the figure obtained in step (b) is of the maximum allowable floor area; and
4. This percentage applied to the area of the lot shall establish the maximum area on which residential requirements can be based.

**D. Unclassified Land:**

If any property subject to these regulations is not shown as being in a zoning district, the classification of such property shall be R-1 Single Family Residential District.

## E. Density Calculation

## 1. General Rule

When determining the number of dwelling units allowed on a particular parcel of land, the land area is divided by the minimum lot area per dwelling unit as required by the appropriate Form and Zoning District classifications. When this calculation yields a fraction of a dwelling unit, the fractional part may not be considered. (For example, a 5.1 acre or 221,400 square foot parcel, in a zone that requires a minimum lot area of 6,000 square feet per dwelling unit could accommodate 36.9 dwelling units (221,400 divided by 6,000). Thirty-six units would be allowed.)

## 2. Exception for Lots Created Before March 8, 1963

When determining the number of units allowed on a lot created before March 8, 1963 and located in a zoning district permitting multifamily use, the land area is divided by the minimum lot area per dwelling unit as required by the appropriate zoning district classification. When this calculation yields a fraction of a dwelling unit, the fractional part may not be considered unless it is equal to or greater than 80% (.8) of a unit.